

HCB 10840 22

GENERAL DESCRIPTION

3-story frame, rustic 3-flat building with 2-car basement garage and unfinished attic; 3 separate entrance flats---lower: 8 rooms; middle and upper: 9 rooms each. Formerly arranged as multiple units with numerous extra washstands (11) and sinks (3) and probably much of it illegal. The building has now been turned back to 3-flat arrangement.

CONDITION AND REPAIR

Exterior and interior in very poor condition, delapidated.

USE AND OCCUPANCY

Care-taker in lower flat; balance of the building has been vacant 4 or 5 years.

LAST PRIOR SALE

8/27/45 K. Koch et al to Henry Wong Him

IRT \$11.55 (indicates \$10,500)



FEB 1 0840 33

GENERAL DESCRIPTION

1. This is a photograph of a small, light-colored, irregularly shaped object, possibly a piece of wood or bone, with a rough, textured surface. The object is shown against a dark background.

COMPOSITION AND REPAIR

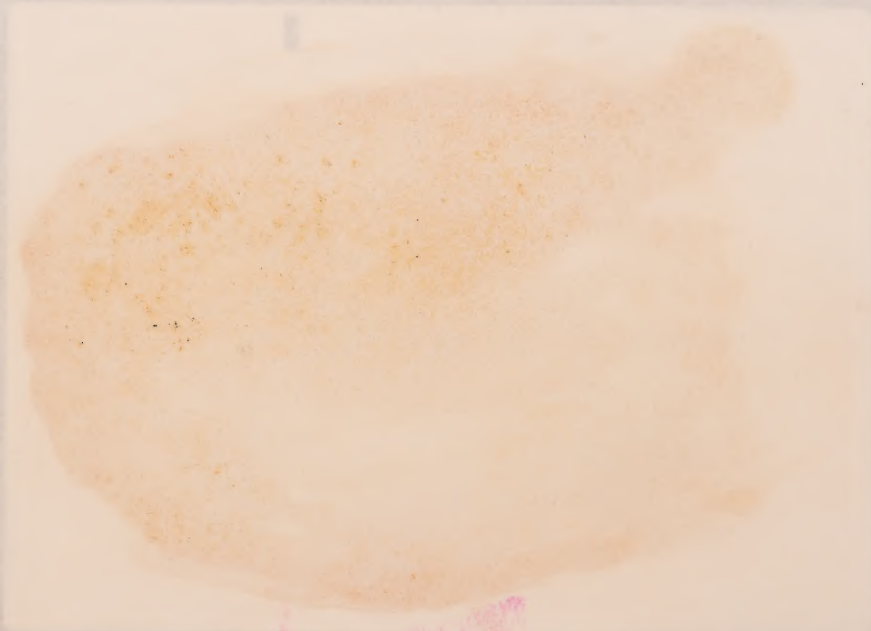
2. The object is composed of a single piece of material, and there are no visible repairs or joints.

USE AND OCCUPANCY

3. The object is likely a small, light-colored, irregularly shaped object, possibly a piece of wood or bone, with a rough, textured surface. The object is shown against a dark background.

LAST PRIOR SALE

4. The object is likely a small, light-colored, irregularly shaped object, possibly a piece of wood or bone, with a rough, textured surface. The object is shown against a dark background.



LEG 2884025

Him/or State of California

Parcel 1

Block 722

The improvements consist of a 3 flat building. The second and third floors are in untenatable condition and have been condemned for occupancy. The State of California acquired the property on June 30, 1947 for non-payment of taxes and, therefore, the property is now exempt from taxation. ✓

Dr. Him, the former owner, is renting the building from the State for \$30 per month. ✓

30550 00120



FEB 09 1940

JUL 20 1940

1940

1940

150 0 8840 2.5

First Friendship Institutional
Baptist Church of San Francisco

Parcel 2

Block 722

The improvements consist of a church building erected
in 1951 and in good condition both inside and outside. ✓

20550 00 120



722

FEB 09 08 40 32

JUL 20 06 13 0



MEB 10840 22

2
722
2

GENERAL DESCRIPTION

This is a 2-story wood frame church building erected for the purpose in 1951 with an original building contract for \$45,000. The following additional amounts were spent on the premises:

1951	Floor coverings	\$ 2200
1954	Dining room & kitchen	5000
1955	Baptism pool	3000
1956	4 meeting rooms	2000
	Platform	500

12,700

CONDITION AND REPAIR

Generally good and in clean condition, inside and out.

USE AND OCCUPANCY

Occupied as a church and social center.

LAST PRIOR SALE

7/23/52 California Pacific T. I. Co.
to First Friendship Institutional Baptist
Church of San Francisco IRT \$49.50
\$40,000 first deed of trust (private)

Pastor states that land cost \$8,000
plus expenses of title, and that there
has been spent on the building \$57,700



FEB 1 0840 33

GENERAL DESCRIPTION

CONDITION AND REPAIR

USE AND OCCUPANCY

LAST FILLED DATE



GENERAL DESCRIPTION

This property consists of an old Victorian type mansion which during the war was made over into make-shift house-keeping apartments, so-called. The attic was utilized, and also the basement for rooms with illegal type kitchenettes. The present operation is hit and miss, and the building is in very poor condition with much vacancy.

CONDITION AND REPAIR

The exterior badly needs painting and the interior is also in bad shape.

USE AND OCCUPANCY

The property is currently occupied as housekeeping apartments with illegal type kitchenettes and a scarcity of bath and toilet facilities. There is considerable vacancy.

LAST PRIOR SALE

8/12/49 M. Fireman to Emmet & Beatrice Kennedy grant
A previous sale made 7/8/49 indicated a price of \$12,000 with a total of \$12,000 in loans.
Present owner claims it cost him \$18,500 in a trade deal



101 0810 31

101 0810 31



18890407

Kennedy

Parcel 3

Block 722

Owner states property was acquired in 1947 for \$5,000 cash and subject to a First Deed of Trust of \$4,000 and a Second Deed of Trust of \$9,500 - total purchase price \$18,500.

The improvements consist of an old mansion converted into 11 housekeeping units. According to the owner, two of these units are rented unfurnished and the balance are rented furnished for a total consideration, if fully rented, of \$356 per month.

18890407



722

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0 5 1 2 9 0 2 7 0 1 2

1520 1172 4 5 Northern Counties Title Insurance Co.

Parcel 4

Block 722

The improvements consist of a 2 flat building converted into 6 housekeeping units which, according to the owner, are rented unfurnished for \$280 per month. These rentals appear to be high compared with similar rentals in the area.



722

FEB 09 04 03 Z

JUL 20 04 13 0

11/12/54

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4

GENERAL DESCRIPTION

This building was originally a 2-story and basement duplex, with each unit containing 6 rooms & bath and probably storage space & laundry in the basement area. In these later years, the premises were altered, putting 2 small 4 room flats in the basement, and splitting the two upstairs duplexes into 4 three-room units, with each 2 units sharing 1 bath and a common entry. Both side walls of this building are party walls.

CONDITION AND REPAIR

Generally in good condition inside and out.

USE AND OCCUPANCY

Currently occupied by six tenants, with one unit vacant.

LAST PRIOR SALE

11/12/54 L. Kinnick to Northern Counties Title Insurance Co. Grant. No IRT stamps



REV 10/10/35



1000MS24

Edwards

Parcel 5

Block 722

The owner states this property was acquired on September 7, 1951 for \$3,500 cash and a Deed of Trust of \$8,000 - total purchase price \$11,500.

The improvements consist of a 2 flat building converted into 6 housekeeping units. According to the owner, these housekeeping units are rented partly furnished for a total of \$260 per month.

1000MS24



722

700 9840 2 2

700 20 88730

GENERAL DESCRIPTION

This building was originally a 2-story and basement duplex, with each unit containing 6 rooms & bath and probably storage space & laundry in the basement area. In these later years, the premises were altered, putting 2 small flats in the basement, and splitting the two up-stairs duplexes into 4 three-room units, with each 2 units sharing 1 bath and a common entry. Both side walls of this building are party walls.

CONDITION AND REPAIR

Generally in fair condition inside and out.

USE AND OCCUPANCY

Currently occupied by six tenants.

LAST PRIOR SALE

9/12/51 J. & C. Yrigoyen to Norman W. & Marian E. Edwards. IRT \$11.55



RECEIVED

1944-1945

1946-1947



Elmore

Parcel 6

Block 722

According to the owner, he acquired the property on December 11, 1944 for \$1,000 cash and a Deed of Trust of \$4,250 - total purchase price \$5,250.

The improvements consist of a 2 flat building converted into 6 housekeeping units. Owner states the total rental, if fully occupied, furnished, is \$195 per month.

Two of these housekeeping units are located in the basement and have sub-standard ceiling heights.



722

250880924

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GENERAL DESCRIPTION

This building was originally a 2-story and basement duplex, with each unit containing 6 rooms & bath and probably storage space & laundry in the basement area. In these later years, the premises were altered, putting 1 small flat and garage space for 1 car in the basement, and splitting the two up-stairs duplexes into 4 three-room units, with each 2 units sharing 1 bath and a common entry. Both side walls of this building are party walls.

CONDITION AND REPAIR

Generally in fair condition inside and out.

USE AND OCCUPANCY

Currently occupied by the owner, who has one 6 room & bath duplex, and 3 tenants. The owner occupies the garage space, also.

LAST PRIOR SALE

12/11/44, Ernest Patrucco to Chester & Rosa Elmore INT \$2.20
\$700 Deed of Trust taken back by seller.
Owner claims to have paid \$5200 for the property in 1942.



1000 1000



Patrucco
Parcel 7
Block 722

According to the owner, he acquired the property during 1951 for \$6,459.

The improvements consist of a 2 flat building converted into 4 housekeeping units. Owner states the total rental, if fully occupied, is \$160 per month unfurnished.



722

70E20 88730

70E20 88730

GENERAL DESCRIPTION

This building was originally a 2-story and basement duplex, with each unit containing 6 rooms & bath and probably storage space & laundry in the basement area. With the passing of time, each duplex was, in effect, divided into a 2-family dwelling unit with a common entry and a joint use of bath. This particular building is leased to one tenant, who in turn rents to 4 sub-tenants. The basement area is used for storage.

CONDITION AND REPAIR

This building is in good condition inside and out.

USE AND OCCUPANCY

Currently occupied by lessee and 3 sub-tenants. Four family use.

LAST PRIOR SALE

7/19/51 S. Goree & Beatrice E. Jackson to Ernest Patrucco LIT 43.85
 Ida A. & Esther L. G. Pierson to Ernest Patrucco LIT 43.85
 Patrucco executed a \$5500 private loan, and also re-conveyed a former deed of Trust on the property.



20190103

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20190103



1710411125

Barnes (Deceased)

Parcel 8

Block 722

The improvements consist of 2 attached residences fronting on Ellis Street with an adjoining 27 1/2' frontage unimproved lot. The original improvements consisted of 2 residences which have been converted into 25 housekeeping units. The owner claims a gross income, if fully rented, of \$478 per month furnished.

At date of inspection the owner stated there were 5 vacancies, but from observation it appeared that the actual vacancy in the building exceeded 20% of the housekeeping units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

Many of the kitchenettes in the buildings are in violation of the building code.



722

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118 FORM 22

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GENERAL DESCRIPTION

This parcel of property consists really of three entities, i.e., the easterly 27'6 frontage is a vacant lot. This lot is a key lot, the level being about 2 ft. above grade. The balance of the parcel, the westerly 52' frontage is occupied by twin buildings---two 12 room decayed old Victorian residences. These buildings were used as housekeeping rooms during the war era but are now practically all vacant and most delapidated---many of the rooms are not habitable; broken doors, windows, missing stairs. In very poor condition; delapidated.

CONDITION AND REPAIR

USE AND OCCUPANCY

There is a rent-free manager and six paying tenants left in the buildings. All the other rooms are empty and abandoned. ✓

LAST PRIOR SALE

5/15/56 Est. Jack Barnes, dec'd to Thcs. & Barbara Willer for \$13,500.

to Arthur S. & Josephine Cadjew

IRT \$35.20

Willer's executed a \$15,000 Deed of Trust (City Savings & Loan Assn)

There is a report that the Cadjew sale was made for \$18,000. ✓

8/15/57 Arthur S. & Josephine Cadjew to Sam & Lucille LoCoco grant



REVISED



Frank (Becker)

Parcel 9

Block 722

The property was acquired by inheritance.

The improvements consist of a 2 flat building. The first floor is rented unfurnished for \$50 per month. The second floor has been converted into 3 housekeeping units, furnished. There is also a furnished basement apartment of 2 rooms and bath in the rear on Olive Street. There are 3 attached garages, in addition to the ground floor garage on Ellis Street. The owner claims a gross income, furnished and unfurnished, including garages, if fully rented, of \$183 per month.



722

FEB 0 9840 3 2

0.5L 990 230C

GENERAL DESCRIPTION

This parcel is improved with a 2-story old (1880) residence on the Ellis Street frontage, and a somewhat more modern (1908) set of flats on the Olive Street frontage. The old dwelling is a plain house on which no changes have ever been made--it is pretty much as originally built. The 2-flat building in the rear is a good small structure and has been reasonably well maintained.

CONDITION AND REPAIR

The Ellis Street residence is in good condition outside; very poor, inside. The flats are in fair condition inside, and out.

USE AND OCCUPANCY

The Ellis Street residence is currently unoccupied; was formerly used by the deceased owner. The Olive Street flats are now occupied by two tenants.

LAST PRIOR SALE

11/5/43 Est. Emma D. Petersen, dec'd #322,672, decree terminating a Joint Tenancy to Henry J. Brunk.
7/1/56 Henry J. Brunk died, leaving the property to Miss Mary Power, who reportedly had loaned Mr. Brunk money.
In the Est. Henry J. Brunk, dec'd #136,256, this property was appraised at \$13,500.



100-1084933

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Brunk

Parcel 10

Block 722

The owner acquired this property by inheritance in 1941.

The improvements consist of a residence on Ellis Street and a 2 flat building on Olive Street. The residence is owner-occupied. The first floor flat, unfurnished, is rented for \$40 per month and the second floor flat, unfurnished, is rented for \$45 per month.

*Trails of Olive
See photos*



722

ALBION 0840 X

ALBION 0840 X

Robles

Parcel 11

Block 722

The owner stated that she acquired this property in 1941 for \$500 cash and Deed of Trust for \$4,500 - total purchase price \$5,000.

The improvements consist of a 2 flat building and 2 garages on rear street. The owner is occupying the lower flat and she informed us that the upper flat is rented, furnished, to her daughter for \$70 per month. The owner also occupies one of the garages on the rear street, and the other garage is rented for \$6 per month. The owner claims a gross income, if fully rented, of \$76 per month furnished, exclusive of her own flat and garage.



722

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GENERAL DESCRIPTION

This building is an old (1880) pair of flats which has had a stucco front and terrazzo steps added. The interior is pretty much as originally constructed with the front & back parlor, and bath off the kitchen in the rear plan. There is a rather cheaply constructed 2-car garage fronting on the rear alley, Olive St.

CONDITION AND REPAIR

The exterior is in just fair condition; the lower flat interior is poor; the upper flat interior is fair.

USE AND OCCUPANCY

The building is occupied as a 2-family dwelling, with the owner in the lower, and a tenant in the upper.

LAST PRIOR SALE

7/21/48 Lucia Kotsotas to Mariquita Robles IRT \$4.95
A \$2600 Bank of America loan was executed by the buyer.



RECEIVED

NOV 1941

NOV 1941

NOV 1941

NOV 1941



12076222

Simeon

Parcel 12

Block 722

The improvements consist of a 2 flat building. The lower flat is rented for \$60 per month partly furnished. The upper flat is occupied by the owner. There are two garages on the rear street rented for \$6 each. At date of inspection all units were fully occupied.

12076222



722

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0 8 1 9 9 0 3 1 0 0

GENERAL DESCRIPTION

This building is an old (1880) pair of flats which has had a stucco front and terrazzo steps added. It is pretty much a twin of the building immediately to the east. The interior plan is the front & back parlor, bath off kitchen in rear, plan, with no material change. There is an inexpensive type 2-car garage fronting on the rear alley, Olive St.

CONDITION AND REPAIR

The exterior is in just fair condition; the interior of the flats is in good condition.

USE AND OCCUPANCY

The building is occupied as a 2-family dwelling, with the owner in the upper, and a tenant in the lower. This is a friend of the owner and pays a low rent.

LAST PRIOR SALE

7/21/48 Lucia Kotsotas to Victor, Eddie A. & Eliodora Simeon IRT \$4.95

A \$2500 Bank of America loan was executed by the buyer.

The buyer states that he originally contracted to buy this property for \$7000 in 1940.



5 6 7 8 9 10 11

$\frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d^2}{dt^2} \right) = \frac{1}{2} \frac{d^3}{dt^3}$

1992 05 20 10:00 AM

1. 证明: 若 $f(x)$ 在 $[a, b]$ 上连续, 且 $f(a) = f(b)$, 则存在 $\xi \in (a, b)$, 使得 $f'(\xi) = 0$.

118034227

Hurley

Parcel 13

Block 722

The improvements consist of a 2 flat building on Ellis Street, and a 2 flat building on Olive Street in the rear. All units are unfurnished. The first floor on Ellis Street is rented for \$35 per month, the second floor is rented for \$30 per month. The first floor on Olive Street is rented for \$25 per month and the second floor on Olive Street is rented for \$25 per month - total gross income, if fully occupied, \$115 per month. At date of inspection all units were occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

118034227

*in photo of building
at rear of lot*



722

2008032

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GENERAL DESCRIPTION

This parcel of property is improved with 2 buildings; the Ellis Street frontage is occupied by an old (1880) 2-flat building, and the Olive Street frontage is occupied by a similar old, but small, 2-flat building. The Ellis Street building is the front & back parlor and rear kitchen plan; the Olive Street building is arranged with bath off kitchen and separate toilet on backporch. No garage space.

CONDITION AND REPAIR

The Ellis Street building exterior has been painted; the upper flat is good; the lower, fair. The Olive Street building is generally in good condition inside, and out.

USE AND OCCUPANCY

The Ellis Street building has normal occupancy of 2 families; the Olive Street building, likewise.

LAST PRIOR SALE

5/25/54 Est. Elizabeth Quirck #437,844 to Mary E. Hurley
(In this Estate the property was appraised for \$6500 as of 1/30/54)
5/24/56 Mary E. Hurley to A. E. Campana
LRT \$16.50
A. E. Campana to Del-Camp Inv., Inc.
Grant.



2000000000



Potts

Parcel 14

Block 722

According to the owner, he acquired title to the property in 1948 for \$3,000 cash, subject to a Deed of Trust for \$6,500 - total purchase price \$9,500.

The improvements consist of a 2 flat building converted into 4 apartment units and a 2-room ground floor housekeeping unit. The owner claims a gross income, if fully rented, of \$160 per month unfurnished for the rentable units, exclusive of the 3-room apartment unit which he occupies for his own use.

The building has been exceptionally well maintained inside and outside with considerable evidence of pride in ownership.



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GENERAL DESCRIPTION

This parcel is improved with a rather ornate 2-flat building probably built around 1905. In the ensuing years, the two flats were divided into 4 units (the rear 2 units being entered from Olive St.); the attic was utilized for rooms, and a basement apartment was installed. The plan, front & rear parlor and kitchen in rear. Some old type white tile in bathrooms. This building has a near-twin to the west.

CONDITION AND REPAIR

The exterior, front, is in fair condition; the balance of the exterior is in good condition. The interior is in generally good condition.

USE AND OCCUPANCY

Currently the property is occupied by the owner and 4 tenants.

LAST PRIOR SALE

3/25/49 John C. Burdick to John Potts &
J. A. Stuart INT \$1.10

11/23/54 J. A. Stuart died and in his Estate #344,110 (termination of Joint Tenancy) this property was appraised for \$12,500



MS. 1.0840.38



Wiley

Parcel 15

Block 722

The present owner acquired title June 25, 1947 for an indicated consideration of \$2,000 cash, First Deed of Trust for \$4,500, Second Deed of Trust for \$3,000 - total indicated purchase price \$9,500.

The improvements consist of a 2 flat building converted into 8 housekeeping units. The ground floor has 1 housekeeping unit, the first floor has 3 housekeeping units, and the second floor and attic have 4 housekeeping units. At date of inspection the rentable units were approximately 30% vacant.

There are no fire escapes on the building.



FEB 09 8403 2

JUL 20 1970

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story, full basement and part attic frame 2-flat (with basement 2 rms) building built circa 1905. During these later years, it was used as a rooming house, but is now back to 2-family occupancy. No material remodeling was done.

CONDITION AND REPAIR

Exterior in generally fair condition; interior: fair to poor.

USE AND OCCUPANCY

Currently rented to 2 residential tenants. Basement rooms vacant for some time.

LAST PRIOR SALE

6/25/47 Est. R. Salomon, inc. to Herman B., Jr., & Roselyn Wiley 1/3 interest \$ 3166
Celia Meyer 1/3 " IRT \$3.85
Wm. Salomon 1/3 " IRT 3.85
The cost to Wiley would appear to have been \$9500.
The buyer executed a first Deed of Trust for \$4500 (Guaranty B. ' L. Assn.) and a second Deed of Trust in favor of the sellers for \$3000.



FEB 10 1938



10011023

Rosboro

Parcel 16

Block 722

The owner stated that he acquired the property on June 9, 1948 for \$5,000 cash and subject to a First Deed of Trust of \$5,000 and a Second Deed of Trust of \$5,000 - total purchase price \$15,000.

The improvements consist of a 3 flat building converted into 1 apartment and 11 housekeeping units. The first floor consists of a 3-room apartment unit and 2 housekeeping units. The second floor consists of 4 housekeeping units, and the third floor consists of 5 housekeeping units. The owner claims a gross income, if fully rented, of \$489 per month unfurnished. At date of inspection the housekeeping units had a vacancy of over 15%.

10011023



722

FEB 08 1932

JUN 20 1930

GENERAL DESCRIPTION

This parcel, a key lot to the west, is improved with what was originally a 3-flat building containing 3 eight room flats, probably built around 1900. The structure as at present utilized has been divided into 12 rental units, with 1 private bath(installed later) & 3 public, or community baths. There is a rumpus room in the front basement, and a cheap shelter-type 1-car garage on the rear of the lot fronting on Olive Street.

CONDITION AND REPAIR

The exterior is in fair condition; the interior is in generally good condition.

USE AND OCCUPANCY

The building is currently occupied by the owner and 11 tenants.

LAST PRIOR SALE

6/9/48 James D. & Alice Williams to Erwin & Ida Rosboro.

The buyers executed a first loan in favor of Eureka Fed. S. & L. Co. for \$5000, and a second loan in favor of the sellers for \$5000. 11/8/55 Hoey et al to Rosboro qcd. At this time Rosboro executed new first loan in favor of Eureka Fed. S. & L. Co. for \$5750.

12/13/55 Hoey vs. Rosboro; in favor of Rosboro \$271.



FEB 10 8403 3

RECEIVED FEB 10 1984



Gimondo

Parcel 17

Block 722

The present owner acquired title February 10, 1955 from the Estate of Mary M. Bielke, deceased. Total purchase price \$7,500.

The improvements consist of a 2 flat building and a 3-car capacity garage. The first floor is used as a flat and the second floor has been converted into 3 housekeeping units by the present owner. The present owner has entirely renovated the building. Stoves have been installed and the housekeeping units on the second floor have been partly furnished. The owner's agent claims the following rental values: first floor flat unfurnished \$75; 3 housekeeping units \$42, \$40 and \$38 respectively, plus a \$12 garage rent - gross income, if fully rented, \$207 per month. At date of inspection only 1 housekeeping unit on the second floor had been rented for \$40 per month.



722

20080803

05140200

GENERAL DESCRIPTION

This parcel is improved with an old type (1880) 2-flat building. The lay-out is the old plan of front & back parlor, and bathroom off the kitchen; high ceilings. There is space for 2 cars in the basement garage.

CONDITION AND REPAIR

The exterior of the building is in poor condition; the interior is in just fair condition.

USE AND OCCUPANCY

The premises are currently occupied by 2 residential tenants & 1 garage tenant; the owner uses 1 front room of the upper flat as a place for her beauty parlor.

LAST PRIOR SALE

12/20/43 J. & M. Pargachevsky to Shadrick & Evelyn Capiti Irt \$6.05
The buyers executed a \$3250 first loan in favor of Western Loan Assn., and a second loan for \$1250 in favor of the sellers. The owner states that the property cost them \$5500.



REV 1 06/10/93



Capitl

Parcel 18

Block 722

The improvements consist of a 2 flat building. The lower flat is rented unfurnished for \$65 per month, and the upper flat is occupied by the owner who rents out 2 housekeeping rooms partly furnished for \$50 per month.



FEB 09 04 03 Z

JUL 20 06 13 O

Anthony

Parcel 19

Block 722

The owner states that he purchased the property in 1952 for \$1,050 cash and a First Deed of Trust of \$4,300 and Second Deed of Trust of \$4,650 - total purchase price \$10,000.

The improvements consist of a residence converted into 4 housekeeping units and 1 basement apartment. The owner occupies the entire first floor. The owner states that the other 3 units are rented, furnished and unfurnished, for a total of \$104 per month. There were no vacancies at time of inspection.

The basement has sub-standard ceiling heights in accordance with the building code.



722

FEB 09 04 03 Z

JUL 20 04 13 0

100-1040-22

GENERAL DESCRIPTION

This parcel is improved with an older type 2-story residence (circa 1880) which has been arranged to accomodate 3 families in the upper portion with a common bathroom and a basement apartment of 3 rms and bath, which would appear to be very make-shift. The usual older type plan, front & back parlor, high ceilings. The bath in the basement has been added.

CONDITION AND REPAIR

The exterior is in generally good condition; the interior is in only fair condition.

USE AND OCCUPANCY

Currently occupied by the owner & 3 residential tenants.

LAST PRIOR SALE

6/27/52 L. A. & O. M. Garland to Rev. Winston Anthony. IRT \$11.00. Buyer executed \$4300 first loan in favor of Home Fed. S. & L. Co., and second loan in favor of sellers for \$4650.
6/8/53 Rev. Winston Anthony to Rev. Winston & Phyllis W. Anthony Grant.



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3034073

Byrd

Parcel 20

Block 722

The owner states that she acquired title in 1943 for \$1,000 cash and subject to a First Deed of Trust of \$2,000 and a Second Deed of Trust of \$2,000 - total purchase price \$5,000.

The improvements consist of a residence converted into 4 housekeeping units. The first floor consists of 1 unit having 4 rooms and bath. The second floor consists of 3 units - one of 2 rooms in front, 1 room in the middle of the building, and 2 rooms in the rear occupied by the owner. The owner claims a total gross income, if fully rented, of \$114, exclusive of the 2 rooms occupied by her.

Unvented gas heaters are being used in this building.

3034073



722

FEB 09 04 03 Z

JUL 20 06 13 0

GENERAL DESCRIPTION

This parcel is improved with old (1880) type 2-story residence arranged for housekeeping rooms; front & back parlor plan, high ceilings; bath on each floor; 1 community kitchen & breakfast room on first floor; 2 car garage under. Asbestos siding on the front of the building.

CONDITION AND REPAIR

The front exterior is in good condition; the balance of the outside is poor; the interior is in generally fair condition.

USE AND OCCUPANCY

Currently the building is occupied by 2 residential tenants and the owner.

LAST PRIOR SALE

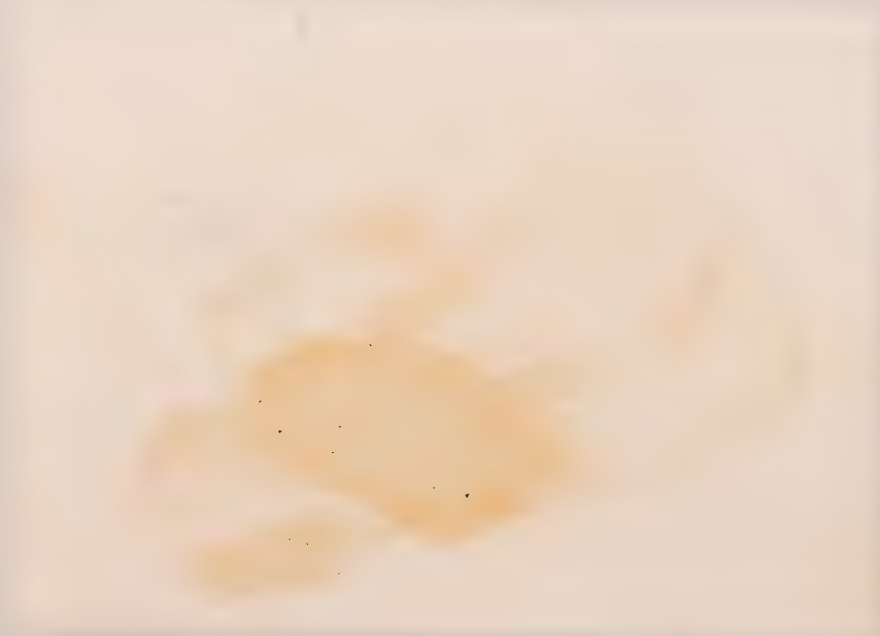
6/13/44 S. E. & J. T. Smith to Dorothy M. Byrd IRT \$4.40. Buyer executed \$3609 deed of trust in favor of the seller.
7/30/47 Lonnie F. Byrd to Dorothy M. Byrd qcd.
The owner states the property cost \$5000 in 1943.



FEB 1 0840 3 8

RECEIVED

RECEIVED



Valledor

Parcel 21

Block 722

Owner states that he purchased the property on June 20, 1945 for a total price of \$5,700.

The improvements consist of a residence occupied by the owner.



FEB 09 08 03 Z

051000Z30E

GENERAL DESCRIPTION

This parcel is improved with an old type (1880) 2-story residence with 1-car garage under. The building has high ceilings, front and back parlor arrangement, old style marble fireplaces. It remains pretty much as it was originally constructed. It is a corner building with two street frontages.

CONDITION AND REPAIR

The exterior is in only fair condition, while the interior is generally good.

USE AND OCCUPANCY

This place is occupied by the owner and his family as a 1-family residence.

LAST PRIOR SALE

6/20/45 E. Tesluck to Leofrido C.
Valledor IRT \$2.75

Tesluck acquired the property previously on 5/9/45 IRT \$6.05, the buyer then executing \$3500 Western Loan first loan and \$1000 second loan in favor of seller.



FEB 1 0840 3 J

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Steinhart

Parcel 22

Block 722

Property has been in the family for many years.

The improvements consist of a residence converted into 1 apartment in the basement, 3 housekeeping units furnished on the first and second floors. One housekeeping unit on the second floor is occupied by the owner. The owner states that gross income, if fully reated, is \$180 per month from the other 3 units in the building, one of which is unfurnished and the other 2 are furnished.

Owner has maintained the property in good condition both inside and outside.



*old picture
see also
722*

2504000 031

0512000 130

722-18

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18

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story & basement residence of an older type (1880) which has been altered into 3 apartments and 2 single rooms, with 3 baths, 2 of which are modern. The exterior 2 street fronts are faced with asbestos siding, recently installed. The alterations are generally pretty well done. This building is a corner building.

CONDITION AND REPAIR

The exterior is in excellent condition, and the interior is in generally good condition.

USE AND OCCUPANCY

The owner occupies a 2nd floor 2-room apartment. The rest of the building was vacant at the time of inspection, some portions for a year, and some since February, 1957.

LAST PRIOR SALE

11/24/53 W. Laib to Lottie Steinhart
qcd 55¢
Lottie Steinhart vs Wm. L. Laib by ref.
W. Urie Walsh to Lottie Steinhart
IRT \$9.90



9 8 0989 1 524



Konko-Kyo Church of San Francisco

Parcel 23

Block 722

Owner states that they acquired the property February 21, 1949 for \$7,000 cash subject to a Deed of Trust of \$16,750 - total purchase price \$23,750.

The improvements consist of a store and a 3 flat building converted to 11 housekeeping units. The owner claims a gross income, if fully rented, of \$439.50 per month, partly furnished and unfurnished, including the store.

The store was leased on February 28, 1954 for five years at a rental of \$60 per month.

At date of inspection the building appeared to be fully occupied.



722

118 09840 3 2

0 51 980 0 2 18C

GENERAL DESCRIPTION

This building is an ornate 3-story, basement and full attic structure built circa 1900. It originally contained 4 flats, the upper on 2 floors containing 17 rooms, 2 of 8 rooms each and a basement 3 room flat. This is a corner building, and some years ago a grocery store was installed in the front portion of the basement. It is a rather crude lay-out. There are cupolas and corner windows.

CONDITION AND REPAIR

The exterior is in poor condition; needs painting; the interior is in generally fair condition.

USE AND OCCUPANCY

Currently the top flat and the lower flat are vacant, emptying rather recently; the middle flat is operating as a rooming house; the corner store is under lease with 2 years to go, and a 10 year option.

LAST PRIOR SALE

2/21/49 A. Murota et al to Honko-Kyo Church of San Francisco LRT 120.00
Buyer executed a first deed of trust in favor of the sellers for \$16,750.

Pastor of the church owning the property states the property cost \$24,000 in 1949.



RECEIVED

NOV 19 1964

U.S. DEPARTMENT OF AGRICULTURE

WASHINGTON, D.C. 20250



Mattox

Parcel 24

Block 722

It appears that the property was acquired October 7, 1946 for \$4,000 cash and a Deed of Trust of \$6,500 - total purchase price \$10,500.

The improvements consist of a 3 flat building converted into 15 housekeeping units and 2 sleeping rooms. Subsequent to the purchase of the property, the owner completed extensive remodelling consisting primarily of kitchen improvements at a total cost of approximately \$4,000. The owner claims a gross income, if fully rented, of \$638 per month furnished.

At the date of inspection the building had a vacancy of over 10%.

There are a number of unvented gas stoves in the building.



722

22 0980 831

051990311

GENERAL DESCRIPTION

This parcel is improved with a 3-story, basement & part attic building built circa 1900. It originally consisted of three large flats, but during these later years has been arranged as housekeeping rooms. There are 4 bathrooms, 1 of which was installed in the attic at some recent date. Fire-escape has been installed in front.

CONDITION AND REPAIR

The exterior is in fair condition; the interior is in generally fair condition considering the multiple occupancy.

USE AND OCCUPANCY

Currently multiple occupancy as rooms.

LAST PRIOR SALE

10/22/54 John Mattox to Eddie Mattox Grant.
5/13/57 John Mattox to Eddie Mattox qcd.



RECEIVED

1911

1911



19404725
Hase

Parcel 25

Block 722

It appears this property was acquired October 1, 1945 for a total consideration of \$12,000.

The improvements consist of two 2-family flat buildings, one of which fronts on O'Farrell Street and the other fronts on Olive Street. The owner claims a gross rental, if fully rented, of \$167 per month unfurnished. At the date of inspection the buildings were fully occupied.

These rentals appear to be low compared to other comparable rentals in the area.

The property appears to be exceptionally well maintained both inside and outside.



722

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GENERAL DESCRIPTION

This parcel of property is improved with two 2-flat buildings built around 1885. The usual plan of front & back parlor, with kitchen in the rear and high ceilings characterizes the O'Farrell Street flats. The rear building, fronting on Olive St. is a modest type 2-flat building. Both buildings have garage space under. In the O'Farrell the brick foundation is 6 ft. high.

CONDITION AND REPAIR

The O'Farrell Street building is in good condition inside and out; the Olive Street building is generally in good condition, inside and out.

USE AND OCCUPANCY

The property is currently occupied by 4 residential tenants and 1 garage tenant; the Olive Street garage is rented as a cabinet maker's shop.

LAST PRIOR SALE

10/6/45 A. M. & L. M. Jerald to Miesko Hase IRT \$ 13.20

The owner's name is now Miesko Hase Kujoi.



Buckner

Parcel 26

Block 722

According to the owner, the property was purchased on March 3, 1953 for \$2,150 cash and a First Deed of Trust of \$5,000 and a Second Deed of Trust of \$350 - total purchase price \$7,500.

The improvements consist of a residence converted into 5 housekeeping units. According to the owner, the total income, if fully rented, is \$204 per month furnished. At the date of inspection the property appeared to be fully rented.

The rear basement was in very bad condition but workmen were engaged in making structural repairs which, it is assumed, will be completed in the near future at which time the property will be considered to be in good condition inside and outside.



722

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GENERAL DESCRIPTION

This building is a typical older (1880) type 2-story residence in which a start has been made toward converting into a 2-family building; some ceilings have been "furred down", some window openings cut and a start toward a second bathroom made. The owner is probably marking time to some extent awaiting Redevelopment. There is a 2 car garage under.

CONDITION AND REPAIR

The exterior is in fairly good condition; the interior, just fair.

USE AND OCCUPANCY

Currently there are 3 residential tenants, and 2 garage tenants.

LAST PRIOR SALE

3/17/53 H. Thomas & W. Washington to
Arturo Buckner IAT \$ 8.25
Buyer executed \$5000 Emco first loan;
\$350 second loan in favor of sellers.



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Holland

Parcel 27

Block 722

It would appear that the property was acquired June 24, 1946 for \$350 cash and a Deed of Trust for \$1,000 and another Deed of Trust for \$2,150 - indicated total purchase price \$3,500.

The improvements consist of a 1½-story frame cottage containing 6 rooms. The tenant says she rents the property partly furnished for \$50 per month.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



722

200400032

200400032

EX 100632

GENERAL DESCRIPTION

This parcel is improved with a 2-story & basement, with 1-story rear extension, dwelling built around 1900. It has a gable roof and shingled front. It is detached on the easterly side. There are 2 bedrooms upstairs with sloping ceilings. The rear extension containing a small bedroom and the bathroom is shack-like in construction.

CONDITION AND REPAIR

This building is in very poor condition, inside and out; dilapidated. The building sags and there would appear to be an inadequate foundation.

USE AND OCCUPANCY

Currently occupied as a single family dwelling by brother of owner.

LAST PRIOR SALE

8/2/46 M. S. Allison to John D. & Evola Holland LMT # 3.25
Buyer executed a \$1000 American Trust 1st loan and a \$2150 private 2nd loan.



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Moriguchi

Parcel 28

Block 722

The owner stated that the property was acquired in 1946 for \$1,500 cash and a Deed of Trust of \$3,500 - total purchase price \$5,000.

The improvements consist of a residence converted into a flat and 5 housekeeping units. The owner occupies the first floor flat and states that his total income from the balance of the building, if fully rented, is \$127.50 per month furnished. At the date of inspection property appeared to be fully occupied.

In 1948 a new bathroom was installed and a second floor kitchen at a reported cost of \$1,000.

The building has been exceptionally well maintained inside and outside.



722

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2 6 0 9 8 0 0 3 1

GENERAL DESCRIPTION

This parcel is improved with a older type (1885) 2-story & basement residence which has been partly altered to permit multiple occupancy; a bathroom has been added on the 1st floor; kitchenettes on the 2nd floor; there is also a basement room. It appears that an addition has been added to the rear of this building.

CONDITION AND REPAIR

The structure is in generally good condition, inside and out.

USE AND OCCUPANCY

Currently occupied by the owner and 5 residential tenants.

LAST PRIOR SALE

4/16/46 A. J. Graf to Eiko Moriguchi
IRT \$ 5.50
Buyer executed a \$3500 private first loan.

The owner states that the property cost \$5000 in 1946, and since \$3000 has been spent on improvements.



FEB 10 1963



McDonald

Parcel 29

Block 722

The owner stated he acquired the property on December 31, 1950 for \$1,750 cash and subject to a First Deed of Trust of \$4,250 and a Second Deed of Trust of \$5,000 - total purchase price \$10,500.

The improvements consist of a 2 flat building. The owner occupies the first floor flat and the second floor flat is rented for \$60 per month unfurnished. This rental appears to be low compared to comparable rentals in the area.

The property is excellently well maintained.



722

250980 031

GENERAL DESCRIPTION

This parcel is improved with an older type 2-flat built around 1885. The usual front and back parlor, kitchen in rear with bathroom off kitchen plan. There is a full basement with cement floor. Brick chimneys. There is no material change from its original plan.

CONDITION AND REPAIR

The exterior of the building is in good condition; the flats, upper and lower, are in just fair condition.

USE AND OCCUPANCY

Currently occupied by 2 residential tenants.

LAST PRIOR SALE

3/9/51 Est. A. Silverstein #118,513
1/2 int to George McDonald INT \$3.85
California-Pacific T. Ins. Co. 1/2 int.
to George McDonald INT \$3.85
Est. A. Silverstein, dec'd to George
McDonald 1/2 int. Order confirming
sale for \$ 5250.
Buyer executed two private loans for
\$2256 each.

12/26/56 George McDonald died. His
Estate #140,823 is currently asking for
bids on the property on or after Sept.
19, 1957. The property was appraised
for \$13,000. The estate is being ad-
ministered by the Public Administrator.



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Yoakum

Parcel 30

Block 722

According to the owner, the property was acquired on April 20, 1951 for \$2,500 cash and subject to a First Deed of Trust of \$2,700 and a Second Deed of Trust of \$3,800 - total purchase price \$9,000.

The improvements consist of a 2 flat building rented unfurnished for \$110 per month. At the date of inspection the property was fully occupied.



722

FEB 09 04 03 Z

GENERAL DESCRIPTION

This parcel of property is improved with a 2-story and basement two-flat building apparently built around 1910. Front and back parlor plan. A modest type building of decent appearance.

CONDITION AND REPAIR

The exterior is in good condition; the interior of the two flats is just fair.

USE AND OCCUPANCY

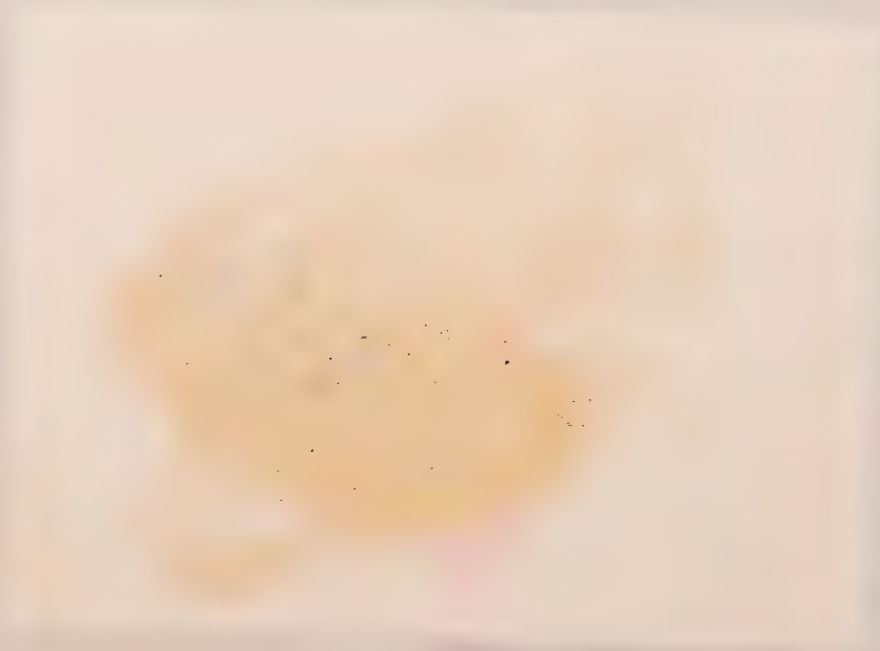
Currently occupied by 2 residential tenants.

LAST PRIOR SALE

6/23/55 L. T. & F. Yeakum to J. J. Iacorazza IRT \$9.90
10/4/55 J. J. & J. U. Iacorazza to Miriam A. Shary IRT \$11.55



FEB 10 84 03 3



Newhouse

Parcel 31

Block 722

It appears the family has owned this property prior to 1906.

The improvements consist of a residence on O'Farrell Street and a 2 flat building on Olive Street.

The residence is owner occupied and the flat building is occupied by old servants of the family at a total rental of \$36 per month, which is ridiculously low.

The owner states he has expended approximately \$3,600 for maintenance within the past three years, and the improvements are in very good condition.



722

FEB 09 04 03 Z

GENERAL DESCRIPTION

This parcel of property is improved with two buildings, a 2-story residence (actually built in 1879) on the O'Farrell Street frontage, and a 2-flat building on the Olive Street frontage, built about 1891. The O'Farrell Street building is the usual front and back parlor plan, very high ceilings. Reportedly the flats on Olive Street were built later, at which time the residence was moved to the front of the lot, and a basement installed.

CONDITION AND REPAIR

The O'Farrell Street building exterior is in excellent condition (asbestos siding); the interior, good; the Olive Street place is in just fair condition in the interior; the exterior is very good.

USE AND OCCUPANCY

The owners of the property occupy the O'Farrell Street house and the two flats in the rear are rented.

LAST PRIOR SALE

9/27/26 Amalie Newhouse to Jerome and Wilton Newhouse gift
5/11/56 Milton and Jerome Newhouse to same (establishing a joint tenancy)

This property has been owned by this same family since at least 1879. The place was originally built by the present owners' father.



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Smith

Parcel 32

Block 722

The improvements consist of a residence converted into 10 housekeeping units.

According to the owner, the property is rented for \$335 per month partly furnished. At the date of inspection the property appeared to be fully occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are numerous unvented gas stoves.



2 804080 031

2 819892 100

GENERAL DESCRIPTION

This parcel is improved with an ornate older type (circa 1890) residence with much exterior ornamentation, cupola, gable roof and "gingerbread". The building has been altered in a minor way to provide for its use as housekeeping apartments. There is a fire escape on the front. Rooms are used in attic and basement as well as the main floors.

CONDITION AND REPAIR

The exterior, with the exception of the front, is in very poor condition; the interior is generally in just fair condition.

USE AND OCCUPANCY

Currently the premises are occupied by the owner and 6 residential tenants. Considerable vacancy, some for over a year.

LAST PRIOR SALE

4/4/44 C. Casner to Solomon Smith IRT \$2.75
Buyer executed a loan in favor of seller for \$1065.

Owner states the property cost him \$5000,
with about \$1300 cash down payment.



10840 38



Bible

Parcel 34

Block 722

According to the owner, the property was acquired September 7, 1951 for \$1,500 cash and a First Deed of Trust of \$5,000, a Second Deed of Trust of \$2,000 and a Third Deed of Trust of \$1,250 - total purchase price \$9,750.

The improvements consist of a residence occupied by the owner.



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GENERAL DESCRIPTION

This parcel of property is improved with two 2-flat buildings, each with basement apartment, and are substantially the same in appearance and general content. The design is English type with shingled fronts, and they probably date from about 1900. The flats are variously arranged as so-called apartments; at least 2 baths have been added. One flat is occupied by one family.

CONDITION AND REPAIR

The fronts are in good shape; the balance of the exteriors is poor; the interior of the easterly building varies fair to poor; the interior of the westerly one, good to fair.

USE AND OCCUPANCY

Currently the owner occupies a portion of 1 flat; 1 flat is occupied by 1 tenant; the basement flats (2) are occupied each by 1 tenant; the balance of the two buildings occupied by 8 tenants in singles & small apts.

LAST PRIOR SALE

The Westerly building:

4/14/47 R. Sweeney to H. M. Sweeney to Arturo Buckner IRT \$6.60
Buyer executed a \$4900 Western Loan Co. first loan.

The Easterly building:

4/17/47 B. Cates & E. and M. A. Cleveland to Arturo Buckner IRT \$12.10
Buyer executed a \$6000 Home Federal S. & L. Co. first loan, and a \$1500 private second loan.

3/31/48 Arturo Buckner to Julia Buckner Grant



1084033



GENERAL DESCRIPTION

This parcel of property is improved with a fairly modern (circa 1915 ?) 2-story & basement residence. The building immediately to the east is virtually a twin building with party wall between. There is a half basement. This is a rather nice small home and is definitely newer and better than most of the housing in the locale.

CONDITION AND REPAIR

The building is generally in good condition, inside and out.

USE AND OCCUPANCY

The building is currently occupied as a 1-family home by the owner.

LAST PRIOR SALE

9/7/51 L. & W. Herron to Willie Bible IRT \$6.60
Buyer executed \$3100 first loan in favor of Home Federal S. & L. Co., and second loan of \$1222 in favor of seller.

Owner states that he paid \$9750 ✓
for the property.



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10/10/10

10/10/10



Buckner

Parcel 33

Block 722

The improvements consist of two 2-flat buildings located on separate adjoining lots converted into three flats and 14 housekeeping units.

The owner claims a total rental, if fully rented, of \$649 per month furnished, exclusive of a 5-room housekeeping unit occupied by himself. The rentals are excessive, based on comparative rentals in the area.

Subsequent to purchase, an extensive program of alteration was executed which was generally in non-conformity with building codes.



722

118 0 9843 2

Deal

Parcel 35

Block 722

According to the owner, the property was acquired in 1949 for \$1,500 cash and subject to a First Deed of Trust of \$3,300, a Second Deed of Trust of \$4,700 - total purchase price \$9,500.

The improvements consist of a residence occupied by the owner.



722

110 0 9840 3 2

GENERAL DESCRIPTION

This parcel of property is improved with a fairly modern (circa 1915 ?) 2-story & basement residence. The building immediately to the west is virtually a twin building with party wall between. There is a half-basement. This home is better than the adjoining twin in that it has oak floors and colored plumbing fixtures.

CONDITION AND REPAIR

The exterior is in very good condition and the interior is in good condition.

USE AND OCCUPANCY

Currently the property is occupied by a tenant.

LAST PRIOR SALE

3/24/49 F. C. Peralto to Edward W. & Velma G. Deal IRT #10,45
Buyer executed \$3300 Home Federal S. & L. Co. first loan, and \$4700 second loan in favor of the seller.

Owner states he paid \$9500 for the property in 1949.



108493



Feagins

Parcel 36

Block 722

The improvements consist of two 2-flat buildings, one on O'Farrell Street and one on Olive Street. The upper flat on O'Farrell Street is occupied by the owner and, according to her statement, the lower flat on O'Farrell Street is rented furnished for \$65 per month, the lower flat on Olive Street is rented unfurnished for \$35 per month and the upper flat on Olive Street is rented unfurnished for \$37.50 per month.

The building appears to be in excellent condition and well maintained.



722

1700 884032

GENERAL DESCRIPTION

This parcel of property runs through from O'Farrell St. to Olive St., with an older (1880) type 2-flat building fronting on O'Farrell St., and an older (1885) type 2-flat building fronting on Olive St. The O'Farrell St. building has asbestos siding on the front, east side and rear exposures; the Olive St. building, likewise has asbestos siding on the front, and a portion of the side exposure.

CONDITION AND REPAIR

The O'Farrell St. building, exterior is good; interior, good to fair; the Olive St. building, interior and exterior, fair.

USE AND OCCUPANCY

The buildings are occupied by the owner and 3 residential tenants.

LAST PRIOR SALE

3/16/42 A. M. Cummings & E. A. Coakley to H. R. & M. Aylworth IRT \$ 6.60 and to Albert J. & Olive Feagins IRT \$2.20
Buyer executed \$3700 first loan in favor of California S. & L. Co., and second loan in favor of private party for \$800.



36-37 (PEAN)



THE 1840S

THE 1840S

THE 1840S



Barry

Parcel 37

Block 722

This is a vacant lot and has been in the family since prior to 1906.



722

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